

**14 Melinda Street, Southport, Qld 4215**



**House For Sale**

Saturday, 18 May 2024

14 Melinda Street, Southport, Qld 4215

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 693 m2**

**Type: House**



Shannon O'Connell

## Forthcoming Auction

Stunning Southport Character Home with Development Potential Legal representative will consider all offers prior to auction. Auction date will be announced shortly if not sold prior. Discover the perfect blend of charm, modern amenities, and future possibilities with this beautifully renovated 3-bedroom home in the heart of Southport. Situated on an elevated 693m<sup>2</sup> block, this property offers a rare opportunity for savvy buyers, developers, or those seeking a comfortable family home in a thriving location.

**Key Features:-** 693m<sup>2</sup> Block with Development Upside - Renovated Character Home: This delightful residence boasts polished timber flooring throughout, adding a touch of elegance and warmth.- Spacious Bedrooms: Three well-appointed bedrooms, each with serene, leafy outlooks, provide ample space for rest and relaxation.- Modern Kitchen: The solid timber kitchen is a chef's dream, featuring Caesar stone benchtops, twin under-hung sinks, and high-quality appliances.- Outdoor Living: Enjoy two large undercover outdoor living areas, perfect for entertaining guests or unwinding after a long day.- Additional Amenities: Covered carport, separate laundry, garden shed, solar panels, new split system air-conditioning, water tank, and freshly painted interiors.- Current Tenancy: The property is currently rented at \$725 per week, with the lease expiring in November 2024. The tenant has indicated that they would be willing to leave earlier if they can find a suitable alternative should the purchaser require possession.

**Development Potential:** Previously, the property had a Development Approval (D.A.) to raise the existing dwelling and create an additional livable ground floor underneath and build a second dwelling at the rear. The D.A has lapsed, however recent discussions the seller has had with a town planner suggest that re-approval would be relatively straightforward. Please note that while the seller would be happy to provide all plans architect drawings and information on the previous approval to the successful buyer, and indications are that this would be highly likely to be approved again if re-submitted, this is of course subject to council approval (STCA), and we encourage all buyers to make their own enquiries. The lapsed DA plans included:

**New Dwelling At Rear Of Property:** A three-bedroom + study, two-bathroom home with a powder room and a two-car garage.

**Stunning Views:** Enjoy breathtaking Gold Coast skyline and city views from the new dwelling.

**Existing Dwelling Extension:** The existing dwelling was to be moved and raised to create an additional ground floor space below the original house, that would now be the 1st floor.

**Income Potential:** The DA that was previously on the property was designed to maximise both the allowable use and the income potential of the property. There is also the option that these could be strata titled and sold off individually (STCA) to create capital profits, however this represents a great potential cash flow play.

**Prime Location:** Southport is a suburb on the rise, with ongoing development and transformation. Its proximity to transport, schools, major public and private hospitals, Griffith University, and the Broadwater makes it an ideal place to live, work, and play.

**Summary:** Development Upside (STCA) Polished Timber Floorboards Throughout Separate Laundry Two Large Fully Covered Entertaining Areas Covered Carport Garden Shed Solar Panels New Split System Air-Conditioning Water Tank Freshly Painted Throughout Timber Windows Throughout

Bank pressure forces seller to quit project and liquidate. Seller needs a result and will meet the market. This property is a fantastic opportunity for buyers seeking a charming home with potential for future development in a prime Southport location. Don't miss out on this exceptional property - contact Shannon O'Connell today on 0413 677 864 to arrange a viewing!

**Auction Sale - No Price Guide Available** It should be noted that this property is being sold by auction, therefore due to real estate legislation in QLD and in accordance with REIQ guidelines a price guide isn't available. The website possibly filtered this property into a price range for functionality purposes. Any estimates on this page are not provided by the agent and should not be taken as a price guide.

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